

\$1,195,000 - 7507 Loon's Call Ln, PANAMA CITY BEACH

MLS® #953499

\$1,195,000

3 Bedroom, 4.00 Bathroom, 2,502 sqft
Detached Single Family on 1.10 Acres

RIVERCAMPS ON CROOKED CREEK PH 2, PANAMA CITY BEACH, FL

Nestled within the serene community of RiverCamps on Crooked Creek, this meticulously crafted 3 bedroom, 4 bathroom retreat offers a blend of luxury and tranquility. RiverCamps is a gated, luxury community and wildlife sanctuary that sprawls 1,500 acres and is surrounded by Crooked Creek, the Intracoastal Waterway, and close to the Gulf of Mexico. This 1.1 acre prime lot is ideally located, providing stunning views of West Bay right from the living room. Surrounded by lush natural beauty and with room for a pool, this amazing home promises a lifestyle of exclusivity and comfort. Adorned with beautiful architectural details throughout, this Romair construction showcases craftsmanship and elegance. Enjoy spaciousness and natural light with high ceilings that amplify the sense of openness. A large screened-in back porch with porch swing bed invites you to relax and take in water views, while an outdoor kitchen and shower enhance the outdoor lifestyle. Equipped with high-end appliances, including a Wolf gas range, Sub-Zero fridge, built-in microwave, dishwasher, and range hood, the gourmet kitchen is a chef's dream. The huge quartz waterfall island has plenty of room for additional seating or casual meals and the open living/dining area is perfect for entertaining family and friends. There is a pantry for additional storage, tile backsplash, single-basin sink, and plenty of counter space for preparing meals. Additional features include luxury vinyl plank flooring, powder



room, gas fireplace, shiplap ceilings, and recessed lighting.

The spacious primary suite has a walk-in closet and an en suite with freestanding tub, walk-in shower, and double vanity with quartz countertops. Enjoy your mornings on the covered balcony with bay views. Two generously-sized guest bedrooms are located on the other end of the home for privacy and both have en suites with walk-in showers and pedestal sinks. There is a large, dedicated laundry room with sink, tile backsplash, quartz countertops, and built-in cabinetry for storage.

This sought-after neighborhood on the Emerald Coast is a nature enthusiast's dream and offers residents unparalleled access to a range of water activities such as boating, paddle boarding, and fishing. With a dedicated boat ramp, all residents have easy access to Crooked Creek and West Bay, leading into the Gulf of Mexico. Residents can also enjoy miles of trails that wind through the community, bird watching, camping, and pickleball. The community was perfectly designed to ensure each residence has a secluded feel and will make the perfect primary residence or second home. RiverCamps is conveniently located less than 7 miles from Northwest Florida Beaches International Airport, less than 10 miles from Panama City Beach, and a 25-minute drive from Rosemary Beach and 30A. Schedule a showing today! Buyer to verify all pertinent information in listing. Seller will include Engineered plans for bottom floor enclosure, providing the opportunity for future expansion and customization. He will also include a Jeep, golf cart, and furniture for a consideration of \$29,000.

Built in 2020

Essential Information

MLS® #	953499
Price	\$1,195,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,502
Acres	1.10
Year Built	2020
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	7507 Loon's Call Ln
Area	Bay County
Subdivision	RIVERCAMPS ON CROOKED CREEK PH 2
City	PANAMA CITY BEACH
County	BAY
State	FL
Zip Code	32413

Amenities

Amenities	Gated Community, Pets Allowed, BBQ Pit/Grill, Boat Launch, Community Room, Dock, Elevators, Exercise Room, Fishing, Game Room, Handicap Provisions, No Short Term Rental, Pavillion/Gazebo, Playground, Pool, TV Cable Available, Waterfront, Whirlpool
Utilities	Electric Available, Public Sewer Available, Gas - Propane, TV Cable Available
Parking	Carport: Attached, Golf Cart: Covered, Covered
Water View	BAY
Has Pool	Yes
Pool	Community, Private

Interior

Interior Features	Fireplace, Lighting Recessed, Pantry, Washer/Dryer Hookup, Breakfast Bar, Floor Vinyl, Furnished - None, Shelving, Split Bedroom
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Stove/Oven Gas,

	Washer, Range Hood, Refrigerator W/Ice Maker, Smoke Detector
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior Features	Deck Covered, Patio Covered, Porch Covered, Summer Kitchen, Porch Screened, Shower
Lot Description	Cul-De-Sac

School Information

Elementary	WEST BAY
Middle	Surfside
High	ARNOLD

Additional Information

Zoning	Residential Single Family
HOA Fees	685.00
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Rising Star Real Estate Inc
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